



FOR LEASE

2357 Santa Clara Dr
Santa Clara, UT 84765

- Recently remodeled retail space
- Ready for immediate occupancy
- Great traffic and visibility

± 2,624 SF | Retail Available

Property Specs

LEASE PRICE	\$1.75/SF/NNN
BUILDING SIZE SF	2,624 ±
LOT SIZE ACRES	0.32 ±
YEAR BUILT	1964
TYPE	Retail Free Standing
ZONING	Com
CLASS	A

- Recently remodeled retail space on Santa Clara Dr.
- Property includes 2,624 SF of retail space plus 850 SF Gable area.
- Ready for immediate occupancy
- Great traffic and visibility
- Call Curren to schedule a tour



OR TEXT 23256 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



PHOTOS



PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	8,386	40,769	67,491
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,810	15,134	25,050
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$104,502	\$98,399	\$94,959

Traffic Counts

STREET	AADT
Santa Clara Drive	9,651
West Sunset Boulevard	28,826

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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